

ENVIRONMENTAL CHECKLIST

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from your proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Nonproject Proposals

Complete this checklist for nonproject proposals, even though questions may be answers "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

10 Broad Street

2. Name of applicant:

Seattle Art Museum
Museum Development Authority
City of Seattle

3. Address and phone number of applicant and contact person:

Mike Ehlebracht
Hart Crowser
1910 Fairview Avenue East
Seattle, WA 98102
(206)324-9530

4. Date checklist prepared:

March 13, 2001

5. Agency requesting checklist:

Washington State Department of Ecology
Northwest Regional Office
Toxic Cleanup Program
3190 160th Avenue SE
Bellevue, WA. 98008-5452
Contact: Nnamdi Madakor (Site Manager)
Phone: (425) 649-7000

6. Proposed timing or schedule (including phasing, if applicable):

Cleanup Action Plan (CAP), Remedial Design (RD) followed by Site Construction and Development. Schedule, Exhibit C, is contained in the Consent Decree.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

After remediation, the site will be developed as a sculpture park.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

GeoTech Consultants, 1998. Phase 2 Environmental Assessment, 10 Broad Street, Seattle, Washington. February 1998.

GeoTech Consultants, 1998. Supplemental Phase 2 Environmental Study, 10 Broad Street, Seattle, Washington. August 1998.

GeoTech Consultants, 1999a. Supplemental Phase 2 Environmental Study, 10 Broad Street, Seattle, Washington. April 1999.

GeoTech Consultants, 1999b. Groundwater Sampling, 10 Broad Street, Seattle, Washington. May 1999.

Hart Crowser, 2000. Draft Remedial Investigation/Feasibility Study, 10 Broad Street Site, Seattle, Washington. December 19, 2000.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

- Prospective Purchaser Consent Decree (including Cleanup Action Plan) will undergo a public comment period before it is approved by Ecology and the Attorney General's Office.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

- Approval of Prospective Purchaser Consent Decree including the Cleanup Action Plan
- Remedial design documents will be reviewed and approved by Ecology
- Grading permit

11. **Give brief, complete description of your proposal, including the proposed uses and the site of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The 10 Broad Street property will be redeveloped by the Seattle Art Museum into a sculpture park. This proposal covers only site remediation prior to site development. Remediation will include excavation and disposal or off-site recycling of petroleum-contaminated soil. Post-remediation monitoring (including monitoring of ambient air, soil, and groundwater) will be performed to ensure that the cleanup action has successfully mitigated potential threats to human health and the environment.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or details plans submitted with any permit applications related to this checklist.**

The site is located in downtown Seattle at 10 Broad Street and is bordered to the north by the former Unocal Marketing Terminal, to the east by Elliott Avenue, to the west by the Burlington Northern Railroad (BNRR) right of way, to the south by Broad Street. A site plan is shown on Figure 1.

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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other:

Generally flat.

b. What is the steepest slope on the site (approximate percent slope)?

Less than 1 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils beneath the site are predominantly sand, silty sand, and sandy silt fill materials.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not to our knowledge

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 3,000 cubic yards of soil will be excavated. Clean overburden will be used as on-site fill. An estimated 1,700 cubic yards of soil will be removed from the site and replaced with clean fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some erosion could occur during excavation. Removal of the site pavement will expose soils to precipitation.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After development, the site will likely remain partially paved (10 to 40%

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<p>pavement).</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>Stockpiled soil will be covered to minimize precipitation contact and runoff. Engineering controls such as berms, temporary covers, and other best management practices will be used to control erosion and runoff.</p> <p>2. Air</p> <p>a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>Some dust may be produced from excavation activities. There is the potential for some release of petroleum vapors during excavation of contaminated soil.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Dust will be minimized during excavation using best management practices. Brush fans may be used to disperse petroleum vapors if necessary.</p> <p>3. Water</p> <p>a. Surface:</p> <p>1) Is there are surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>The site is located near the shore of Elliott Bay within Puget Sound</p> <p>2) Will the project require any work over, in, or adjacent to</p>	

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(within 200 feet) the described waters? If yes, please describe and attach available plans.

The site is located within 200 feet of the Elliott Bay shoreline. Proposed cleanup action at the site may include excavation, limited de-watering to enable excavation below the water table, and targeted vapor extraction (See Exhibit B, Cleanup Action and Exhibit F, Site Contingency Plan). The proposed cleanup action is planned in an area located approximately 240 to 300 feet from the Elliott Bay shoreline. Future site redevelopment may include some limited grading, capping, and paving.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

- 4) **Will the proposal require surface water withdrawals or diversion? Give general description, purpose, and approximate quantities if known.**

No

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No

b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Limited dewatering may occur during excavation. Contaminated groundwater may be removed when excavating below the water

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table. Water will be collected and disposed of as appropriate. Less than 20,000 gallons will likely be removed.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None

c. **Water Runoff (including storm water):**

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

After the pavement is removed, precipitation will infiltrate directly. During construction, surface water runoff will be controlled and confined to the site. Future surface water runoff will be addressed during site development.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

No

d. **Proposed measures to reduce or control surface, ground, or runoff water impacts, if any:**

The excavation will remove petroleum-impacted soil from contact with surface water and groundwater, thereby reducing potential impacts.

4. **Plants**

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

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___ water plants: water lily, eelgrass, milfoil, other
___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Vegetation on the east half of the site, including a few landscaped shrubs and small trees, will be removed during remedial excavation activities. Future site use involves landscaping.

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None at this time. The site will eventually become a park with large landscaped areas including use of native plants.

5. Animals**a. Circle or underline any birds or animals that have been observed on or near the site or are known to be on or near the site:**

birds: hawk, heron, eagle, songbirds, other: _____
mammals: deer, bear, elk, beaver, other: _____
fish: bass, salmon, trout, herring, shellfish, other: ___Starfish_____

b. List any threatened or endangered species known to be on or near the site.

Salmon.

c. Is the site part of a migration route? If so, explain.

The site is within 200 feet of Elliott Bay shoreline. Elliott Bay is a migration route for salmon.

d. Proposed measures to preserve or enhance wildlife, if any:

The site will eventually become a park with additional open space and landscaping.

6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Excavation activities will involve heavy construction equipment that uses petroleum fuel.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None proposed

7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

Petroleum-contaminated soils, vapor, and or groundwater will be encountered during construction work.

- 1) **Describe special emergency services that might be required.**

None

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

Construction work at the site will adhere to Health and Safety Plans consistent with OSHA and Labor and Industry standards.

- b. **Noise**

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- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?**

Major roads in the vicinity carry substantial traffic. However, this is not expected to affect the project.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.**

Construction equipment and truck traffic will add noise in the short-term. Hours of noise production would be restricted to normal daylight working hours.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

None.

8. **Land and Shoreline Use**

- a. **What is the current use of the site and adjacent properties?**

The site is currently commercial. Adjacent properties are commercial or undeveloped.

- b. **Has the site been used for agriculture? If so, describe.**

No.

- c. **Describe any structures on the site.**

One building on site contains a restaurant/lounge.

- d. **Will any structures be demolished? If so, what?**

The site building will be demolished as part of remediation.

- e. **What is the current zoning classification of the site?**

Downtown Mixed Residential/Residential

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<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Area.</p> <p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Urban Harborfront</p> <p>h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.</p> <p>Not to our knowledge.</p> <p>i. Approximately how many people would reside or work in the completed project?</p> <p>After remediation activities are completed and the site is redeveloped, it is estimated that the completed park will employ approximately 30 to 40 persons.</p> <p>j. Approximately how many people would the completed project displace?</p> <p>It is estimated that the existing restaurant employs approximately 10 to 20 persons.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:</p> <p>Not Applicable</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>None</p>	

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- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None

- c. **Proposed measures to reduce or control housing impacts, if any:**

Not applicable

10. **Aesthetics**

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

No buildings are planned for this site.

- b. **What views in the immediate vicinity would be altered or obstructed?**

No views will be significantly impacted during remediation construction activities. Following redevelopment as a sculpture park, impacts to views will likely be minimal relative to commercial development. Some views may be partially obstructed by the presence of pedestrian bridges or large sculptures.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable

11. **Light and Glare**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable

- c. **What existing off-site sources of light or glare may affect your proposal?**

None

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

The Myrtle Edwards Park and bike trail are nearby.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No – following remediation, site will be redeveloped as a park and will improve public access to Myrtle Edwards Park. A Master Plan for the site and adjacent public areas will be developed simultaneously.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Once complete, the park will contain pedestrian bridges connecting the new park to the waterfront and Myrtle Edwards Park.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

No

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<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>Not applicable</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>Not applicable</p>	
<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.</p> <p>Elliott Avenue and Broad Street provide the main access to the site. See Figure 1.</p> <p>b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?</p> <p>Yes. The site is adjacent to one end of the waterfront streetcar route and is relatively close to the Washington State Ferries Seattle Terminal. Metro bus routes also serve the area on First Avenue.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The final design of the park has not yet been completed. Limited parking for the existing restaurant (approximately 20 spaces) will be eliminated. An underground parking garage will likely be installed on an adjacent property in conjunction with the sculpture park. This translates to a possible net gain of approximately 80 additional parking spaces.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Not as part of remedial actions. During development of the sculpture park, adjacent streets and roadways will likely be improved. This may include, but is not limited to new sidewalks, landscaping, lighting, and</p>	

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undergrounding of overhead utilities.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The project will occur next to the BNRR railroad that runs north and south of the site. Elliott Bay is west of the site separated by a sea wall.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

During excavation activities, additional truck traffic will be generated. The final design of the sculpture park has not yet been completed. Additional information regarding vehicle traffic will be available following completion of park design.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

Trucking of excavated soils during peak traffic hours will be minimized.

15. **Public Services**

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

No

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable

16. **Utilities**

- a. **Circle or underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

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- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.**

No additional utilities are required.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____

Date submitted: _____

This checklist was reviewed by: _____
Washington State Department of Ecology, Toxics Cleanup Program

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the review.

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